128.0	0002	0021.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	791,300 / 791,300
					USE VALUE:	791,300 / 791,300
					ASSESSED:	791,300 / 791,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		SCHOOL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC EWEN JUDY L
Owner 2:	
Owner 3:	
Street 1:	60 SCHOOL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .137 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Vinyl Exterior and 1734 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5962.000	312,200		479,100	791,300
Total Card	0.137	312,200		479,100	791,300
Total Parcel	0.137	312,200		479,100	791,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 456.34 /Parcel: 456.34

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

82886

GIS Ref

GIS Ref

Insp Date

04/18/18

!10009!

PREVIOUS ASSESSMENT

Parcel ID: 128.0-0002-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	312,200	0	5,962.	479,100	791,300		Year end	12/23/2021
2021	101	FV	302,600	0	5,962.	479,100	781,700		Year End Roll	12/10/2020
2020	101	FV	302,700	0	5,962.	479,100	781,800	781,800	Year End Roll	12/18/2019
2019	101	FV	238,400	0	5,962.	449,100	687,500	687,500	Year End Roll	1/3/2019
2018	101	FV	238,400	0	5,962.	371,300	609,700	609,700	Year End Roll	12/20/2017
2017	101	FV	238,400	0	5,962.	341,400	579,800	579,800	Year End Roll	1/3/2017
2016	101	FV	238,400	0	5,962.	311,400	549,800	549,800	Year End	1/4/2016
2015	101	FV	232,500	0	5,962.	305,400	537,900	537,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	09:56:54

LAST REV

Date	Time
04/24/18	09:11:00
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10009

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCEWEN ALLAN P	1183-95		2/3/1998	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	82886
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/30/1992	164		7,800					REM/KIT-ENC/PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
4/18/2018	Meas/Inspect	CC	Chris C
1/20/2009	Measured	336	PATRIOT
12/16/1999	Mailer Sent		
12/2/1999	Measured	243	PATRIOT
5/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5962		Sq. Ft.	Site		0	80.	1.00	9									479,087						479,100	

Total AC/HA: 0.13687 | Total SF/SM: 5962 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 479,087 | Spl Credit | Total: 479,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.25553632
Const Adj.:	0.98990101
Adj $ / SQ:	161.571
Other Features:	82000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	424183
Depreciation:	111984
Depreciated Total:	312198

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

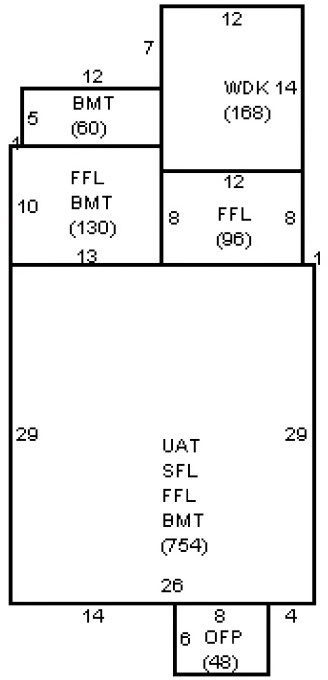
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	161.57
Special Features:	0	Val/Su Net:	101.27
Final Total:	312200	Val/Su SzAd	180.05

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	980	161.570	158,340
BMT	Basement	944	48.470	45,757
SFL	Second Floor	754	161.570	121,825
UAT	Upper Attic	189	64.630	12,182
WDK	Deck	168	11.830	1,988
OFP	Open Porch	48	43.560	2,091

	Net Sketched Area:	3,083		Total:	342,183
Size Ad	1734	Gross Area	3648	FinArea	1734

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

128.0-0002-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc